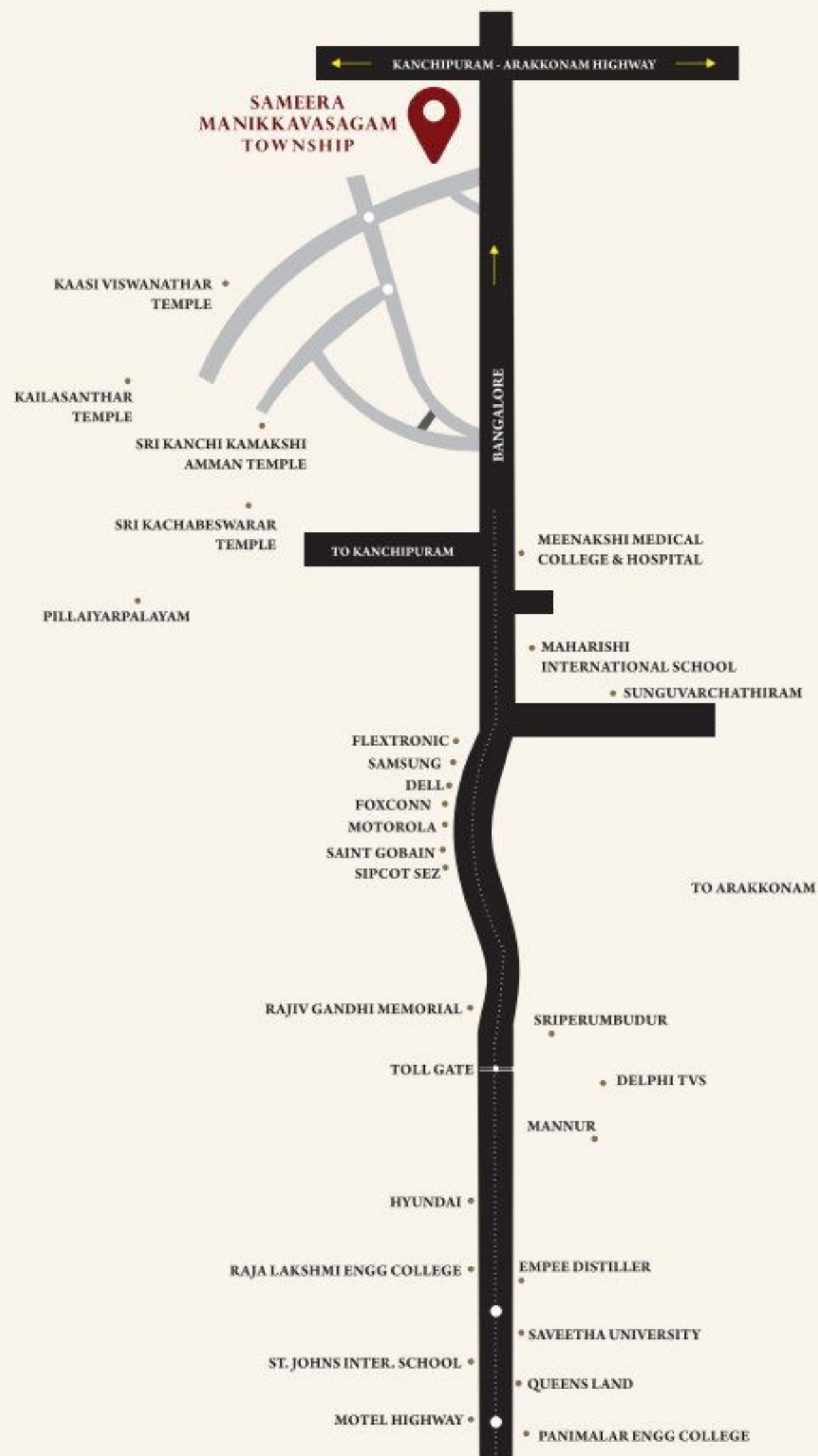


ROUTE MAP



SAMEERA MANIKKAVASAGAM TOWNSHIP

A CLASS APART
AT KANCHI'S HEART



SAMEERA
ESTATES

SAMEERA ESTATES PRIVATE LIMITED

Corporate Office:

Sameera 117 Township, Poonamallee - Avadi Main Road, Veerarahgavapuram, Poonamallee, Chennai, Tamil Nadu 600077.



info@sameeraestates.com
www.sameeraestates.com



Member of
CREDAI

SAMEERA MANIKKAVASAGAM TOWNSHIP

THE TEMPLE TOWN

Kanchipuram - the capital of the Pallava dynasty known as the city of thousand temples also for its temple architectures and silk sarees. It serves as the most important tourist destinations in India and a centre of attraction to the foreign tourists as well. Kanji offers excellent social infrastructure which is a key factor for its rapid growth. There is no denying that Kanchipuram is certainly one of the best places to live in urban chennai. The Town is a fusion of heritage and modernity that is its very own advantage. We all know kanchi for its huge numbers of temples. one at a time certainly you need an extra few days in a week to visit all, which leaves us to the third option settling down.



THE SILK CITY

A tradition that is more than 150 years old. Silk sarees made here are exclusively known for their rich gold borders, traditional designs and contrast colors.



DIVYA DESAM

Kanchi Kailasanathar temple, oldest structure in Kanchipuram was built in 7th century AD by a Pallava king. Among the 108 Divya desam, 15 was present here.



WELL BEING RITUALS

People used to perform a special Pooja at Kamakshi Amman Temple in order to attain confidence, reducing anxiety above all a sure way of increasing happiness.



KANCHIPURAM IDLY

Idlis spiced with cumin, pepper and ginger powder. Traditionally they are made and offered as naivedyam to Lord vishnu in the Varadharaja Perumal Temple in Kanchipuram.



PILLAR MARVELS

There is a 100 pillared hall with sculptures depicting Ramayana and Mahabharata and Kanchi Sankara Madam a Hindu monastery which gained popularity after 18th century.



CAPTIVATING TRADITION

Bharatanatyam is a Traditional dance of Tamil Nadu often used to express Hindu religious stories and devotions while the act is majorly performed here till date.



Sameera Estates Private Limited is a Chennai's most trusted developer, which aims at creating "High Quality Township Projects" across Tamil Nadu, using the latest technology in constructions.

The Company started its foray into the real estate business with the launch of its first plotted development in the early 2000's. In the last 17 years, the company has sold real estate properties across Chennai, Kanchipuram, Vellore and Arcot districts.

Having created a name for themselves in the Land Trading, Education, Transportation & Hospitality industries, the group now aims at venturing into the real estate residential business with their maiden project "SAMEERA 117", an Integrated township in Poonamallee, Chennai.

Vision & Mission : To offer "Excellent customer support, High quality construction, Organized workmanship and Timely delivery" of projects.



20

Years of Sameera Estate Trust

10.44

Million Sq.ft. Real Estate Projects Completed

SAMEERA MANIKKAVASAGAM TOWNSHIP

Kanchipuram – The silk City is where the precisely engineered 8.27 acre township Temple Town is located. Commonly known as silk city, it is also known for its temple architecture in the state. Being a new age town Kanchipuram has its very own perfect fusion of rich cultural heritage on one hand and the contemporary lifestyle on other hand. A total of 174 plots ranging from 601 to 1800 sqft which ensures soothing lifestyle by combining a perfect composition of fun, entertainment, nature, sports, rejuvenation & fitness. The project Sameera Manikkavasagam Township was pinned at the proper kanchi where it is very close to all temples with in the reach of city and held as a esteem and foremost venue for Appreciation.

COMPOUND WALL

A conventional compound wall of 9 ft. height with steel wire fencing all along the periphery of 7.5 acres ensures protection within the township.

HIGHWAY GRADE ROADS

Blacktop bitumen roads of 60 feet, 40 feet, 30 feet, and 24 feet roads of Highway standards / specifications inside the township.

STORM WATER DRAIN SYSTEM

Disposal of excess Storm water through well planned collection trenches.

ELECTRICITY PROVISION

Readily available Government post poles for Electrical connectivity inside the property.

HIGH QUALITY LED STREET LIGHTS

Well lit roads through aesthetically designed and Street lamps with High quality Led fixtures.

LANDSCAPING

Well Landscaped Parks and Streets with Native avenue trees and flora bed.



SAMEERA MANIKKAVASAGAM TOWNSHIP



NH4 (Chennai- Bangalore Highway)
forms the golden quadrilateral



Green Field International Airport
The biggest proposed airport



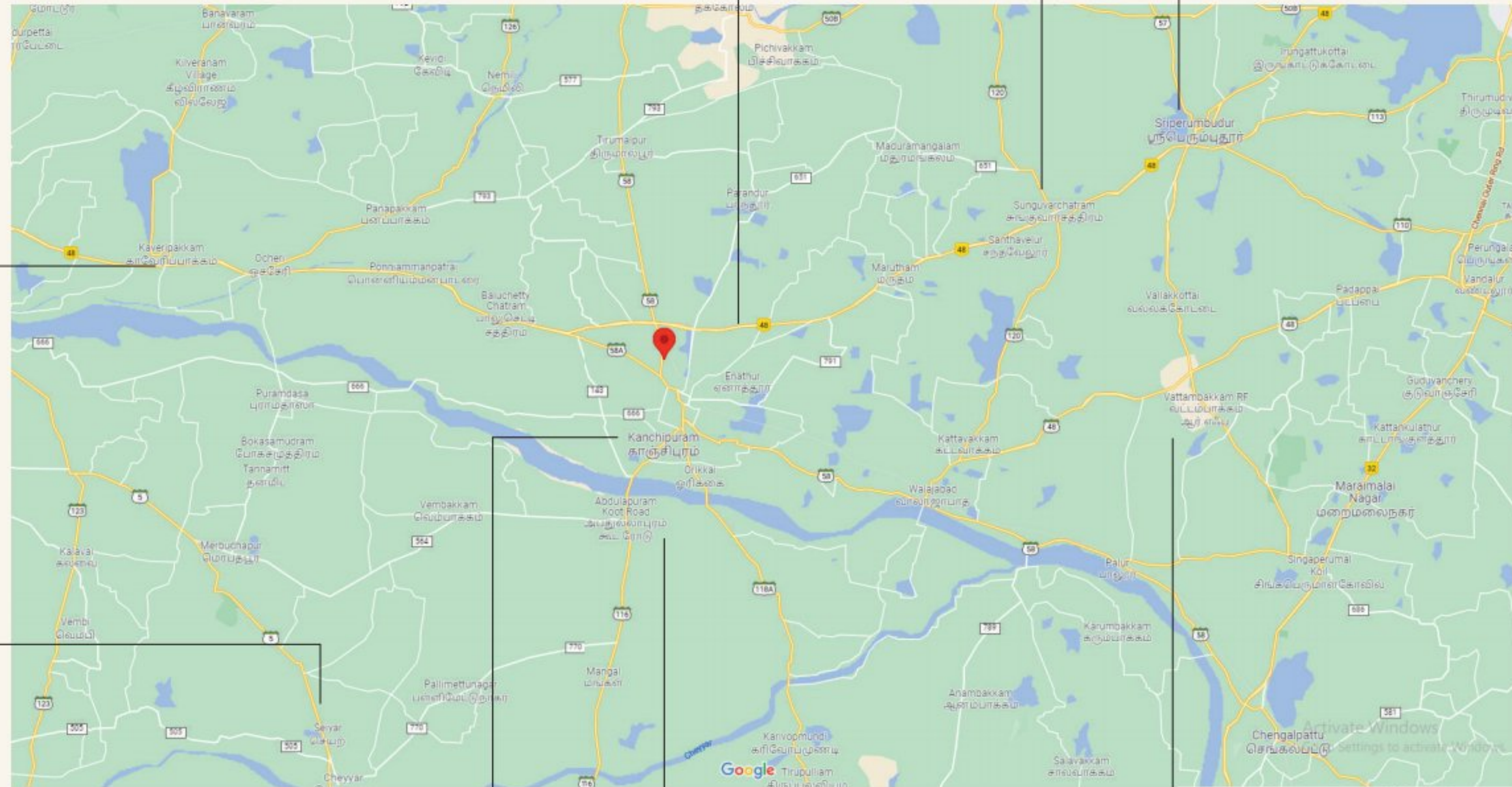
Sriperumbudur Asia's biggest Automobile HUB
with Hi-Tech SEZs



Many reputed
Educational and Research Institutions



Neighbourhood of **Industrial Giants**



Kanchipuram the biggest and the most ancient
Cultural hub of South India



On going 6 Lane Highway near Walajahbad for
faster connectivity



Fastest emerging commercial and residential hub
Oragadam near by

KEY FACTORS

DRIVING THE DEMAND

The two industrial corridors (Chennai - Bangalore and Chennai- Vizag), announced during the Budget 2014 connecting the city are providing an impetus to the automobile sector investments and growth on NH 4.

DRIVERS OF CHENNAI BANGALORE HIGHWAY

The Rapid Industrialization and advent of Global Manufacturing Companies along this corridor has Led to an array of developers venturing into this region with quality residential projects.

SOCIAL INFRASTRUCTURE

NH 4 corridor is rapidly growing with world class International Schools, Renowned Multi Specialty Hospitals, Reputed Engineering Colleges, Automobile & Manufacturing companies, & Leading Retail Brands.

RESIDENTIAL DEMAND

The 4,800 acre Greenfield airport at Sriperumbudur, Proposed 350 acre aerospace and logistics park are the factors driving up the demand for homes on the Chennai-Bangalore Highway and there are lot more plans proposed by government for implementation which will see day light very soon. So investment here sounds to be the wise choice for now and future.

THE REAL ESTATE SCOOP

NH 4 (Chennai – Bangalore Highway)
The Fastest Growing Manufacturing Corridor.

NH 4 has emerged as the automobile and electronic manufacturing hub sheltering all the Top Multinationals.

A growth of 43 % was recorded in the manufacturing sector on NH4- in the period of Jan- Aug 2019.

MORE THAN 100 Large scale companies are functioning in this Corridor contributing to the economic growth of the state.

More than 100000 lakh employees are working as Direct Employees along this Corridor.

SAMEERA MANIKKAVASAGAM TOWNSHIP



TEMPLES

Sri Kanchi Kamatchi - 3 Min

Sri Vaikunda Perumal Temple - 5 Min

Ekambaranathar - 2 Min

Kailasanathar Temple - 3 Min

Vardarajaperumal Temple - 7 Min



INDUSTRIAL HUB 15 Mins Drive Radius

Oragadam Industrial Companies

Sriperambudur Sipcot / Cheyyar Sipcot

Sunguvar Chatram Industrial Companies

Vellore / Ambur Belt



TRANSPORT

1.5 Km from NH - Bangalore HW - 1 Min Drive

3 Min for Kanchi Railways - 5 Min Drive

2 Min for Kanchi Bus Terminus - 5 Min Drive

Proposed Airport



SCHOOLS

Maharishi International Residential School

Dwarkeshvidhyasharam CBSE Interanational School

St Marys Matriculation School

Kanchi Global School

Chozan Matriculation School / DAV CBSE School



COLLEGES

Adhi College Of Engineering and Technology

Pallava Raja College of Engineering

P.T. Lee Chengalvaraya Naicker College of Engineering And Techn

Pachiyappa Collage

Thirumala College / SSKV College



HOSPITALS

Meenakshi Medical Hospital

RMD Specialties Hospital

DKK General Hospital

Vellicham Hospital

Sankaramulti Specialty



ENTERTAINMENT 30 to 45 Min Drive Radius

Kanchi Temple

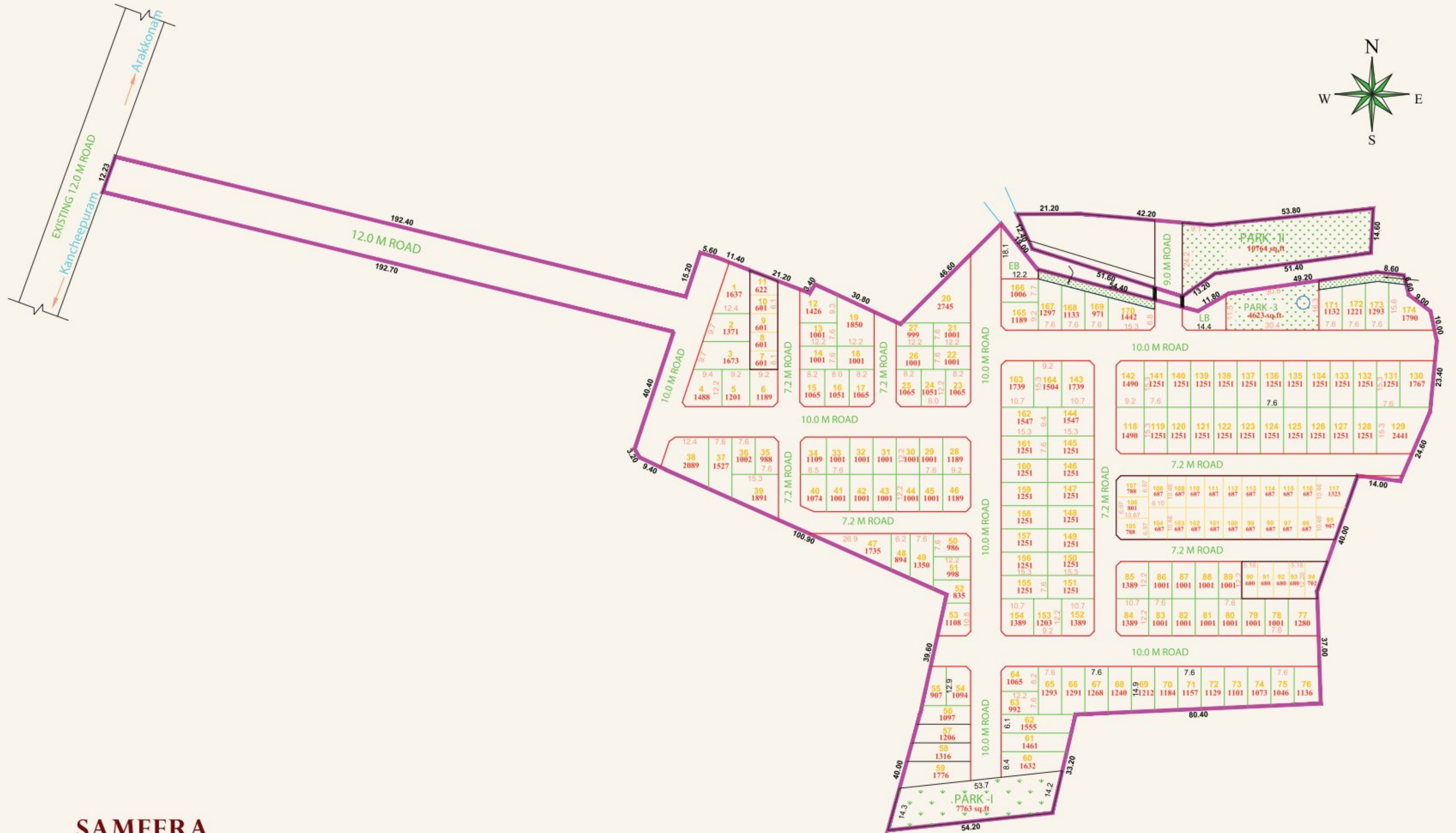
Queensland

Cinema / Departmental Stores

Kanchipuram Textiles

MASTER LAYOUT

PLAN SHOWING ERIVAKKAM VILLAGE,
KUNDRATHUR TALUK,
KANCHEEPURAM DISTRICT.



**SAMEERA
MANIKKAVASAGAM
TOWNSHIP**